

STATE MS.-DE SOTO CO.
FILED

AUG 9 2 17 PM '00

BK 377 PG 338
W.E. TATE, CLERK.

PREPARED BY:
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NO CERTIFICATE OF TITLE REQUESTED

STATE OF MISSISSIPPI
COUNTY OF DESOTO

QUIT CLAIM DEED

KNOW ALL MEN BY THESE PRESENTS: That **I, FRANK O'NEIL RITTENHOUSE, SR. OF 4941 JAYBIRD RD., HERNANDO, MS 38632 telephone no. 662-429-6228**, for and in consideration of the sum of Ten Dollars (\$10.00) cash and other good and valuable considerations, the receipt of which is hereby acknowledged, do hereby Grant, Bargain, Sell, Convey and Quit Claim unto **THE RITTENHOUSE FAMILY LIMITED PARTNERSHIP, A MISSISSIPPI LIMITED PARTNERSHIP, IN C/O FRANK O'NEIL RITTENHOUSE SR., TRUSTEE OF 4941 JAYBIRD RD., HERNANDO, MS 38632, telephone no. 662-429-6228**, the following land and property located and situated in Desoto County, Mississippi, described as follows, to-wit:

Containing 160 acres, more or less, being located in the Northeast Quarter of Section 29, Township 3, Range 7 West, and being part of the lands conveyed to Joe Z. Williams, Sr. by deed of record in Book 32, Page 540, of the deed records of said county.

SUBJECT HOWEVER, to any existing easements for public roads or public utilities affecting said lands and any rights remaining in Lessee or his assigns, under oil, gas or mineral lease executed by Joe Z. Williams, Sr. of record in Book 1, Page 266 of the Oil, Gas and Mineral 1 Lease records of DeSoto County, Mississippi.

By way of explanation, this is the same property owned by J. Z. Williams, Jr., under the laws of descent and distribution, inherited by him from the estate of Joe Z. Williams, Sr., who died intestate on February 16, 1962. Said property divided by Warranty Deed of Division conveying unto J. Z. Williams, Jr., the above described property executed by all the heirs at law of Joe Z. Williams, Sr., on the 27th day of February, 1962, recorded in Deed Book 52, Page 245 in the Office of the Chancery Court Clerk of DeSoto County, Mississippi. On March 13, 1964, J. Z. Williams, Jr. died testate leaving a certain instrument of writing purported to be the Last Will and Testament of J. Z. Williams, Jr., which was duly probated and administered

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as the estate of J. Z. Williams, Jr. Under the terms of said Will, recorded in Will Book 8, Page 103, in the Office of the Chancery Court Clerk of DeSoto County, the above described property was devised unto Mrs. Irene Williams, his wife, during her natural life; that upon her death a remainderman's interest was devised unto Aubry Williams, his son, and John Fulton Williams, also known as "Mike" Williams, his son. That John Fulton Williams, also known as "Mike" Williams died intestate on March 1, 1979, being unmarried at the time of his death and leaving as his sole and surviving heirs at law, his mother, Mrs. Irene Williams, and his brother, Aubry Williams.

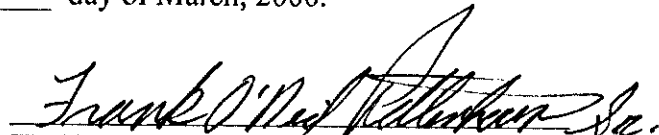
By way of further explanation, it is the intention of the Grantors, herein to reserve unto themselves a life estate, during their natural lives, in the respective tracts, which they are deeding unto Mrs. Zola W. Rittenhouse for life, which upon her death is to vest in Frank O'Neil Rittenhouse, Sr. Aubry Williams died on May 22, 1996, which cancelled his life estate and the property is still subject to the life estate of Irene Williams. Zola W. Rittenhouse died on February 12, 1997.

SUBJECT TO: Rights of way and easements for public road and utilities.

SUBJECT TO: Laws, ordinances and regulations which govern the use and occupancy of this land enacted by the United States of America, the State of Mississippi and its political subdivisions, and particularly including the subdivision regulations and zoning ordinances adopted by ordinances of the Board of Supervisors of Desoto County, Mississippi, none of which render title unmarketable.

Subject to life estate of IRENE WILLIAMS.

WITNESS MY SIGNATURE, this the 7th day of March, 2000.


FRANK O'NEIL RITTENHOUSE, SR.

STATE OF MISSISSIPPI

COUNTY OF MARSHALL

PERSONALLY appeared before me, the undersigned authority in and for said County and State, the within named **FRANK O'NEIL RITTENHOUSE SR.**, who acknowledged that he signed, sealed and delivered the above and foregoing Warranty Deed on the day and year therein written as his true act and deed.

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GIVEN UNDER MY HAND AND SEAL, this the 7th day of March, 2000.

Diane G. Taylor
NOTARY PUBLIC



MY COMMISSION EXPIRES: 6/30/2001

MISSISSIPPI STATEWIDE NOTARY PUBLIC
MY COMMISSION EXPIRES 6/30/2001
BONDED THRU STEGALL NOTARY SERVICE